

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

October 10, 2013

Minutes

(Subject to Board of Director's approval)

Board President, Craig Nicholson, called the meeting to order at 6:05 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Board members in attendance: Joe Mora, and Jaime Escobedo, Mary Mason (Lisa Welch absent). Also in attendance: Mr. Rauch (unit 351), Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

Mr. Rauch (unit 351) discussed the status of the car wash area pad and proposed entry system kiosk.

Meeting Minutes: The **September Board Meeting minutes** (9/12/13) were **approved** as presented.

Treasurer's Report:

	September 2013	YTD
Total Income	65,470.00	616,053.38
Operating Expenditures	14,357.01	225,731.33
Reserve Expenditures	41,756.09	486,797.52
Total Expenditures	56,113.10	712,528.85
Transfer to Reserve	(9,356.90)	(117,075.73)
Transfer from Reserve	0.00	215,610.00
Total in Savings	1,247,507.89	
Total Assets	1,273,842.14	

James N. reported Operating Expenses are approximately 20% below budget; also noted the Reserve expenditures were applied to dry rot repairs. The September Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine **landscape maintenance**, ant treatment ("traps") now on all buildings' periphery, emergency tree removal at bldg. 7606, 7630 sump pump issue, and presented tree trimming/removal bid (Action Tree Care \$2,875 + \$1,150). Trees for trimming and removal will be tagged on Oct. 14. Bid **approved**. Bid for tree replacement (7634 and 7628; 5 + 3) presented (Enviroscaping \$920). Bid **approved** (Joe M. abstained). The Board requested a bid for converting bldg. 7630 to drip irrigation.

Old Business

Items addressed:

- **Dry rot repairs:** Board discussed status of current disputed invoices from Sea View Constr. James N. and Joe M. to meet with Antonio (Sea View Constr.) to review work accomplished and any changes in finished work.

- **Unit (address) numbers:** Board discussed number style and scope of replacement.
- **Asphalt repairs:** Board discussed status of project with James N., all on schedule, at this time.

No other Old Business

New Business

Items addressed:

- **2014 Budget (draft):** Board discussed Budget draft, focusing on monthly fees and future expenditures, options, re-paving plan. Board **approved** 2014 budget, keeping monthly fees at current level (\$380/mon.) and increasing re-paving Reserve amount to \$300K for 2016.
- **Insurance:** James N. delivered insurance policies to the Board.

No other New Business

At this time, the Board adjourned to Executive Session.

The meeting was **adjourned** at 7:34 pm.

The next Board meeting is scheduled for Thursday, November 14, 2013, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe